

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Waldman Avenue, 600' W of  
the c/l of Ketchum Avenue  
(7322 Waldman Avenue)  
15th Election District  
7th Councilmanic District

Trustees Under the Will of  
Anna E. Carter, et al  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-255-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7322 Waldman Avenue, located in the vicinity of Lodge Forest on Jones Creek. The Petition was filed by the owners of the property, the Trustees Under the Will of Anna E. Carter, by Joseph J. Carter, Jr., Joseph J. Carter, III and Wayne C. Cavanaugh, through their attorney, Alfred L. Brennan, Jr., Esquire. The Petitioners seek relief from Sections 400.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard in lieu of the required rear yard, with a front setback of 23 feet in lieu of the required average of 40 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

As noted above, this property is located within the Chesapeake Bay Critical Areas on Jones Creek and as such, any development on this lot is subject to Critical Areas legislation. Therefore, the granting of any relief is contingent upon Petitioners' compliance with any recommendations

ORDER RECEIVED 12/22/95

Date

By

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made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize the impact, if any, this project might have on the Bay.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. In the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the B.C.Z.R. and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

By

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of February, 1995 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard in lieu of the required rear yard, with a front setback of 23 feet in lieu of the required average of 40

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 24, 1995

Alfred L. Brennan, Jr., Esquire  
825 Eastern Boulevard  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Waldman Avenue, 600' W of the c/l of Ketchum Avenue  
(7322 Waldman Avenue)  
15th Election District - 7th Councilmanic District  
Trustees Under the Will of Anna E. Carter, et al - Petitioners  
Case No. 95-255-A

Dear Mr. Brennan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Messrs. Joseph J. Carter, Jr., Joseph J. Carter, III, and  
Wayne C. Cavanaugh, 7322 Waldman Avenue, Baltimore, Md. 21219

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File

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**Petition for Administrative Variance**  
*95-211 A*  
**to the Zoning Commissioner of Baltimore County**  
**for the property located at** 7322 Waldman Avenue  
**which is presently zoned** DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

*400.1 and 303.1 to permit a garage in the front yard in lieu of the rear and with a 23'-front setback in lieu of the average 40.'*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*see reverse side*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s) Trustees under the Will of Anna E. Carter

(Type or Print Name)

Joseph J. Carter, Jr.  
(Type or Print Name)

Signature

Signature

*Joseph J. Carter Jr.*  
*Joseph J. Carter III*  
Joseph J. Carter, III/Wayne C. Cavanaugh  
(Type or Print Name)

Address

Signature

*Joseph J. Carter III* *Wayne C. Cavanaugh*

City State Zipcode

Attorney for Petitioner

7322 Waldman Avenue 284-1299  
Address Phone No

(Type or Print Name)

Baltimore, Maryland 21219  
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted

Address Phone No

Alfred L. Brennan, Jr.  
Name

City State Zipcode

825 Eastern Blvd. Balto. MD 21221 687-3434  
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date 2/24/95  
By [Signature]

REVIEWED BY: [Signature] DATE: 1/25/95  
ESTIMATED POSTING DATE: 2/5/95



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 258

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) Joseph J. Carter, Jr. does/do presently reside at 7322 Waldman Avenue  
address  
Baltimore, Maryland 21219  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Joseph J. Carter, Jr., beneficiary under the Will of Anna E. Carter, lives  
at 7322 Waldman Avenue. He desires to build a garage for his car. The  
property is located on Jones Creek and a gazebo and shed are located on  
creek side of the house. The garage will be built next to the road.  
All the houses face the water and the garage would be in the back yard  
of the house. There are numerous houses with garages and outbuildings  
on this street.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature) Joseph J. Carter Jr.  
(type or print name) Joseph J. Carter, Jr.



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

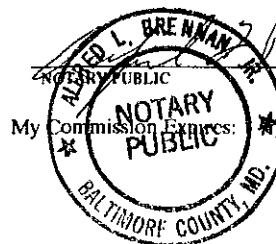
I HEREBY CERTIFY, this 19<sup>th</sup> day of January, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph J. Carter, Jr.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-19-95  
date



Property I.D. #15-16750530

95-255-A

**THIS DEED**, Made this 22nd day of November, in the year one thousand nine hundred and ninety-four by and between HELEN T. KAGLE, of Baltimore County, Maryland, of the first part, and JOSEPH J. CARTER, JR., JOSEPH J. CARTER, III and WAYNE C. CAVANAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER, of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Thirty Thousand (\$130,000.00) Dollars and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said HELEN T. KAGLE does grant and convey to the said JOSEPH J. CARTER, JR., JOSEPH J. CARTER, III and WAYNE C. CAVANAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER, their successors and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 38, on the Plat of Chesapeake Terraces, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folio 36. The improvements thereon being known as No. 7322 Waldman Avenue.

BEING the same lot of ground which by Deed dated September 30, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, JR. NO. 5485, folio 471, was granted and conveyed by Helen Kagle, formerly known as Helen Pruchniewski to William Kagle and Helen T. Kagle, his wife, for life with full powers. The said William Kagle departed this life on April 25, 1993 vesting absolute title in Helen T. Kagle. This Deed is made pursuant to the powers of sale contained in said Deed.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said JOSEPH J. CARTER, JR., JOSEPH J. CARTER, III and WAYNE C. CAVANAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER, their successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

ZONING DESCRIPTION FOR 7322 WALDMAN AVENUE  
ELECTION DISTRICT 15  
COUNCILMANIC DISTRICT 7

95-255-A

BEING KNOWN AND DESIGNATED as Lot No. 38, on the Plat of Chesapeake Terraces, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folio 36.

(north side of Waldman Avenue at the distance of 600 feet to the centerline of Ketchum Avenue, containing .25 acres in the 15<sup>th</sup> Election District)

# 258

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**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-255-A

District 1524 Date of Posting 7/6/95

Posted for: Variance

Petitioner: Joseph S. Carter, Jr. et al

Location of property: 7372 Waldman Ave, N/S

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by M. M. H. [Signature] Date of return: 7/6/95  
Signature

Number of Signs: 1





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

CRITICAL  
AREA

receipt  
95-255-A

Account: R 001-6150

Number

Date 1/25/95

Taken In By: JMS/KC

Item: 258

Carter, Joseph J. - 7322 Walden Ave.

010- Res. Variance - \$ 50.00

080 1 sign posting - \$ 35.00

Total - \$ 85.00

RECEIVED

03/25/95 14:46 CCHRC

30 COLLEGE PARK MD 20740

REC'D

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

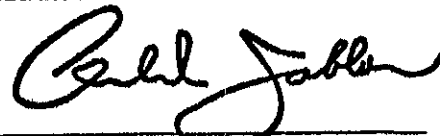
Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 258

Petitioner: Joseph J. Carter Jr.

Location: 7322 Waldman Ave

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: Alfred L. Brennan, Jr., Esquire

ADDRESS: 825 Eastern Blvd

Baltimore, Md. 21221

PHONE NUMBER: 687-3434

AJ:ggs

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(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 2, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-255-A (Item 258)  
7322 Waldman Avenue  
N/S Waldman Avenue, 600' W of c/l Ketchum Avenue  
15th Election District - 7th Councilmnic  
Legal Owner(s): Joseph J. Carter, Jr., et al

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 5, 1995. The closing date (February 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Joseph J. Carter, Jr.  
Alfred L. Brennan, Jr.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 13, 1995

Mr. Joseph J. Carter, Jr.  
Mr. Joseph J. Carter, III  
Mr. Wayne C. Cavanaugh  
7322 Waldman Avenue  
Baltimore, Maryland 21219

RE: Item No.: 258  
Case No.: 95-255-A  
Petitioner: Mr. J. Carter, et al

Gentlemen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Feb. 13, 1995  
Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 13, 1995  
Item No. 258

The Developers Engineering Section has reviewed the subject zoning item. Waldman Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:sw

*[Faint handwritten text]*

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
          Zoning Administration and  
          Development Management

DATE:   February 2, 1995

FROM:   Pat Keller, Director  
          Office of Planning and Zoning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 245, 246, 256, 258, 259, and 260

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Pat Keller*

PK/JL:lw



**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

2-7-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \*258 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246, 252, 253, 254, 255,  
256, 257, 258, 259, 260, 261 AND 263.

RECEIVED

FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS 1102F

cc: File

APPROVED



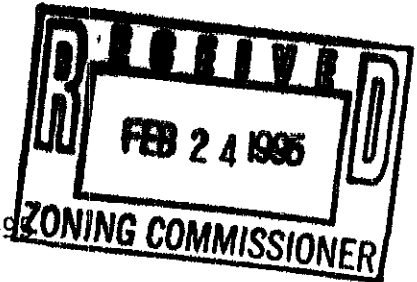
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

February 25, 1995

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #258 - Carter  
7322 Waldman Avenue  
Zoning Advisory Committee Meeting of February 6, 1995



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property must comply with Chesapeake Bay Critical Area Regulations by meeting the following conditions:

1. All new downspouts from the proposed garage must discharge rooftop runoff across the lawn.

The following are general observations made at the time of the site visit:

1. The proposed garage will be built on existing macadam, thus not increasing the percentage of impervious surface on this property.
2. The proposed garage will be located out of the 100 foot buffer to Jones Creek.
3. Fifteen (15) percent forest cover is present and must be maintained.

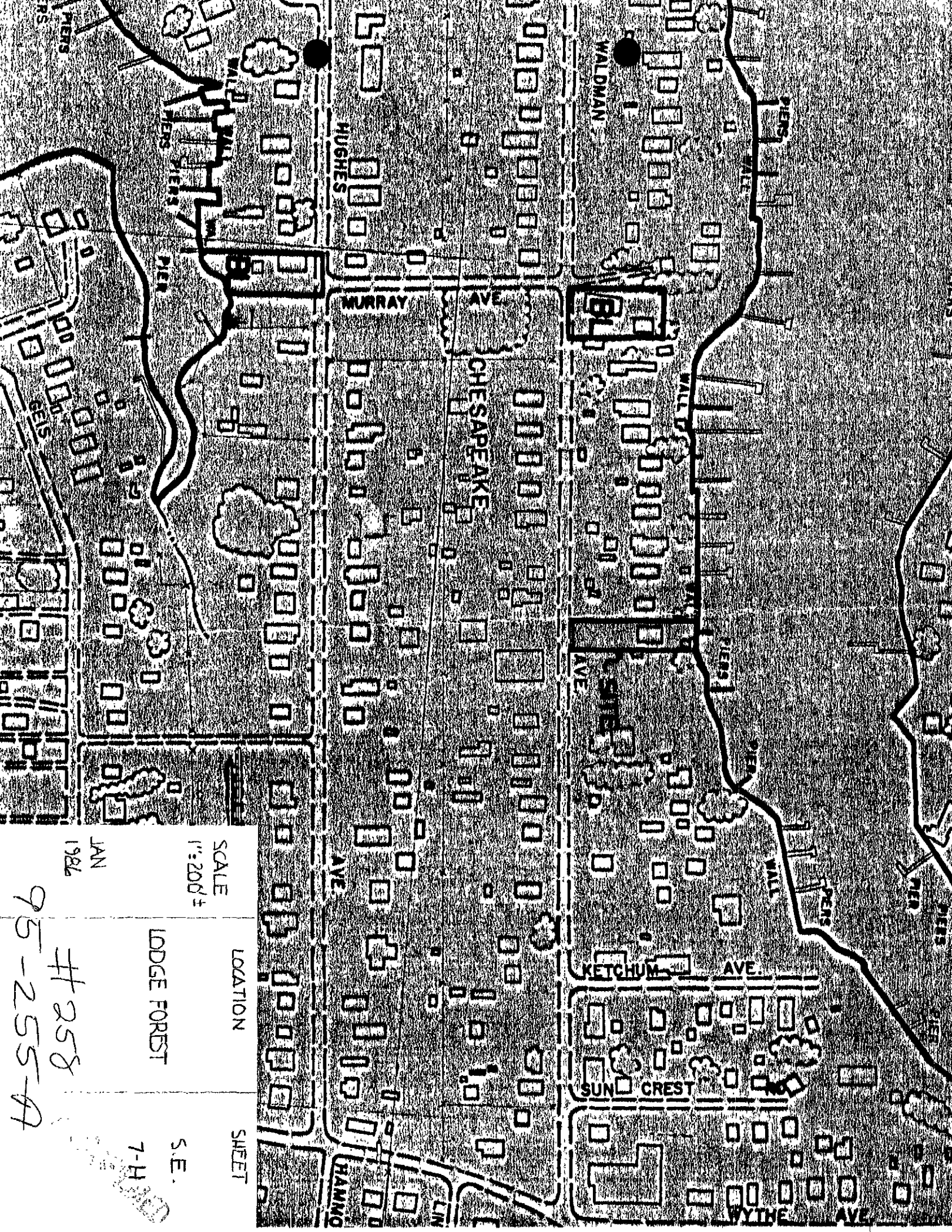
JLP:KK:sp

c: Joseph J. Carter, Jr.

ORDER RECEIVED FOR FILING

Date

By



SCALE  
1" = 200'

LOCATION  
LODGE FOREST

SHEET  
S.E.  
7-H

JAN  
1986

#258  
95-255-A



SITE

WADSWORTH

AVENUE

LINCOLN

15-25  
MICROFILM

139



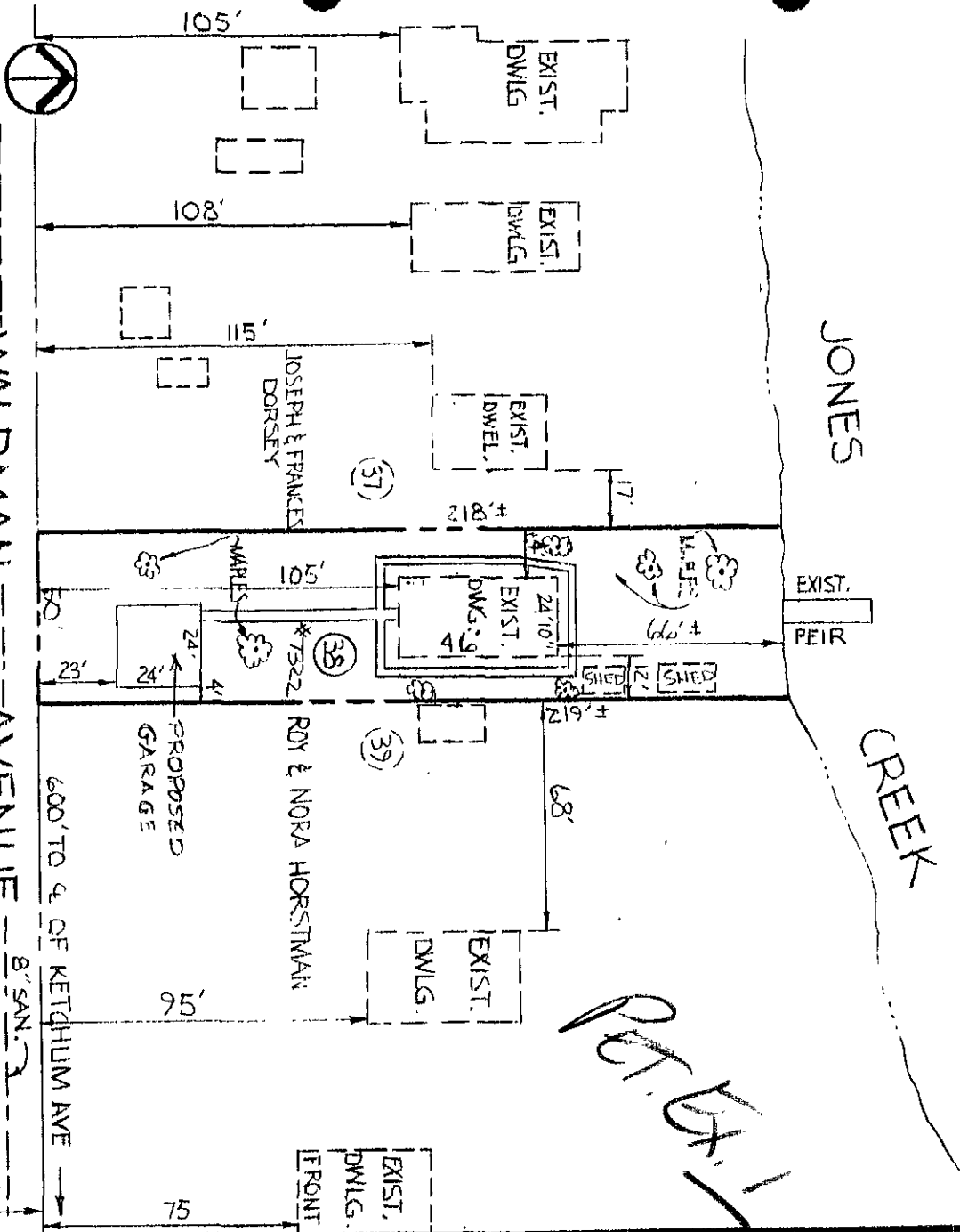
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7322 WALDMAN AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

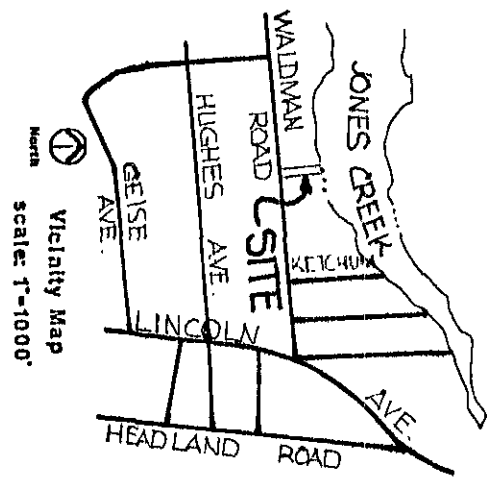
Subdivision name: CHESAPEAKE TERRACE

plat book# 5, folio# 36, lot# 38, section# B 95-255-A

OWNER: JOSEPH J CARTER, JR, JOSEPH J CARTER, III & WAYNE C. CAVANAUGH, TRUSTEE UNDER THE WILL OF ANNA E. CARTER.



*Part 1*



## LOCATION INFORMATION

Councilmanic District: 7  
Election District: 15

T-200' scale map#: SE 74

Zoning: DR 5.5

Lot size: 0.25 acreage 10925 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ YES ☐ NO

Chesapeake Bay Critical Area: ☒ YES ☐ NO  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

North  
date: 10 JAN '95  
prepared by: K.L.S. CONSULTANTS (P.S.) Scale of Drawing: 1" = 50'

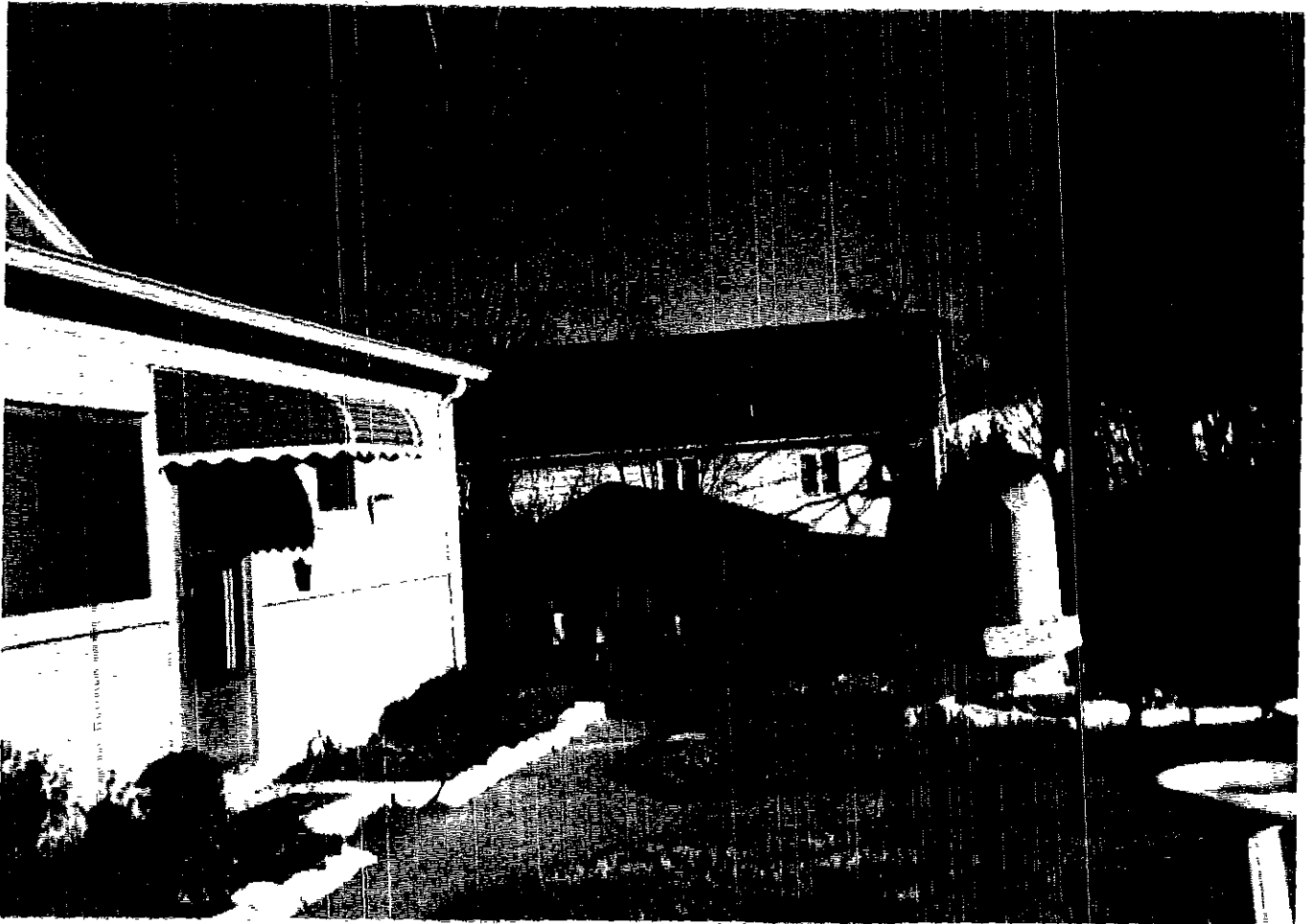
MICROFILMED



Eastward from 7322 Waldman Ave.



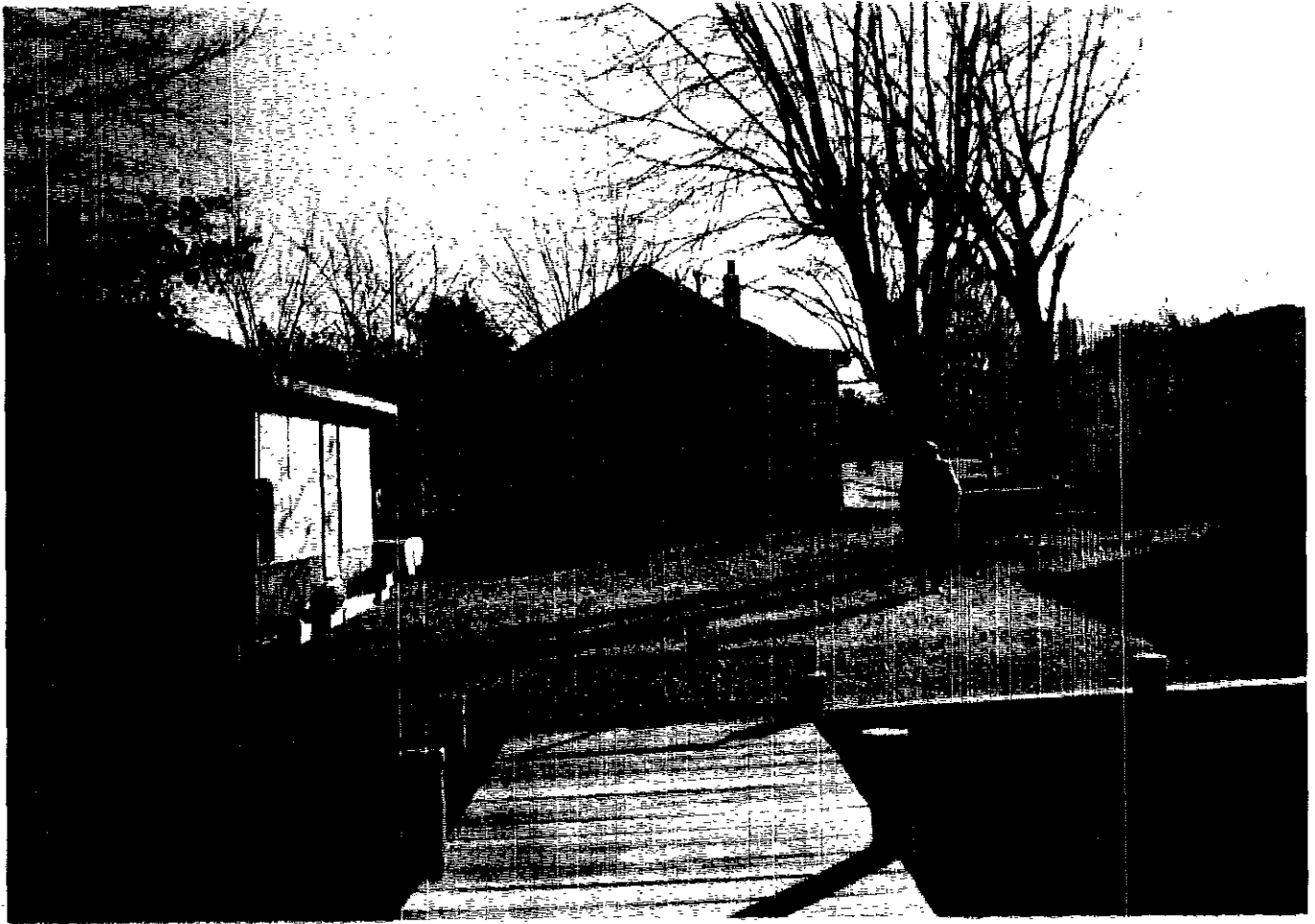
Near of 7320 Waldman Ave.



Shed on 7324 Waldman Ave.



7322 Waldman Ave. Streetside looking North



7322 Waldman Ave. View from Jones Creek.



West Creek Side view from 7322 Waldman Ave.





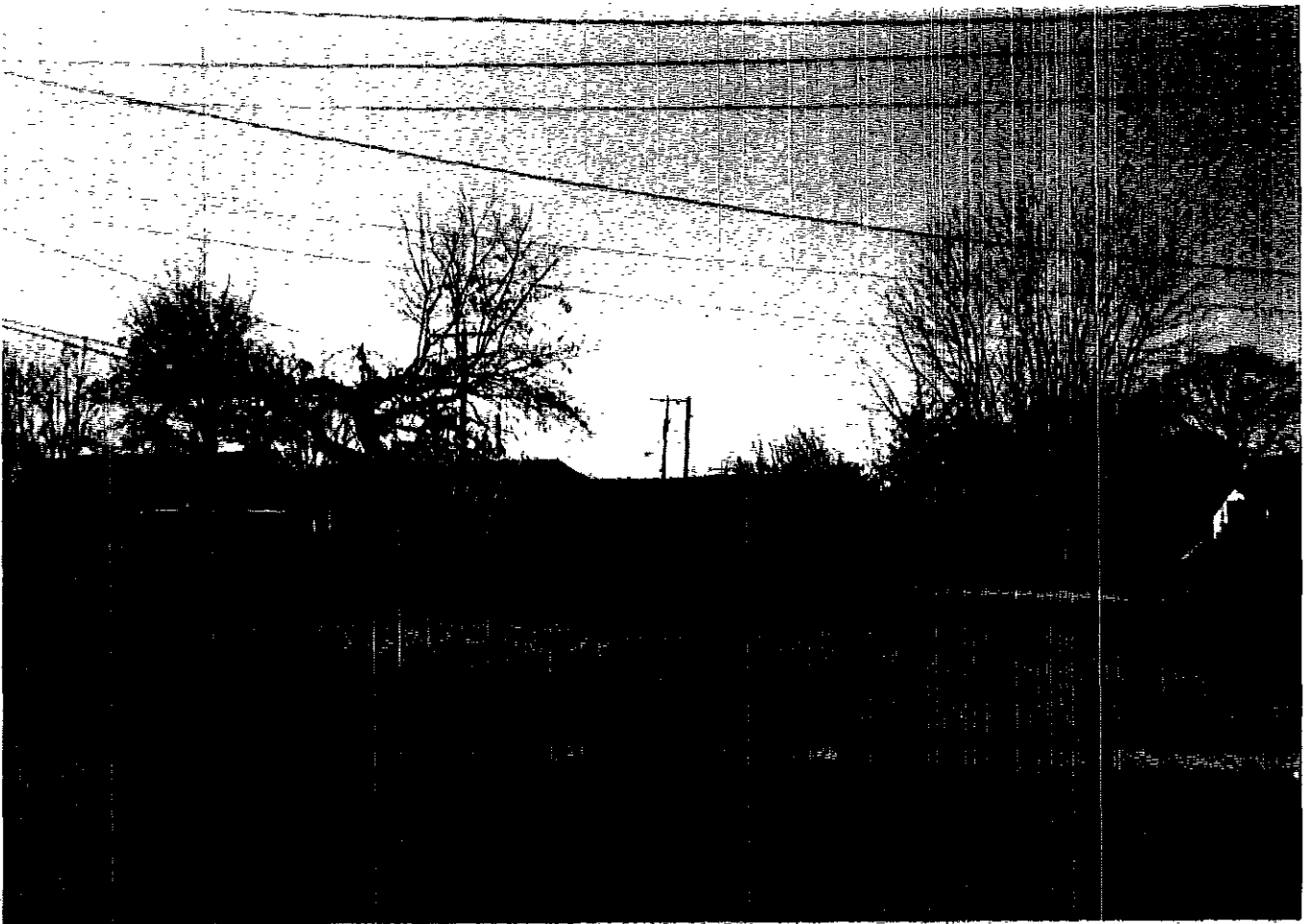
near of 7320 Waldman Ave.



7322 Waldman Ave. Creekside of property  
looking at existing gazebo and shed.



7322 Waldman Ave. East side of house  
looking towards water.

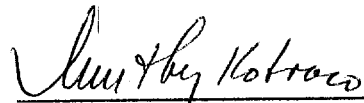


Garage on 7320 Waldman Ave.

feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated February 25 (22), 1995, attached hereto and made a part hereof.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Waldman Avenue, 600' W of  
the c/l of Ketchum Avenue  
(7322 Waldman Avenue)  
15th Election District  
7th Councilmanic District

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-255-A

Trustees Under the Will of  
Anna E. Carter, et al  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7322 Waldman Avenue, located in the vicinity of Lodge Forest on Jones Creek. The Petition was filed by the owners of the property, the Trustees Under the Will of Anna E. Carter, by Joseph J. Carter, Jr., Joseph J. Carter, III and Wayne C. Cavanaugh, through their attorney, Alfred L. Brennan, Jr., Esquire. The Petitioners seek relief from Sections 400.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard in lieu of the required rear yard, with a front setback of 23 feet in lieu of the required average of 40 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

As noted above, this property is located within the Chesapeake Bay Critical Areas on Jones Creek and as such, any development on this lot is subject to Critical Areas legislation. Therefore, the granting of any relief in contingent upon Petitioners' compliance with any recommendations

made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize the impact, if any, this project might have on the Bay. The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. In the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently comports with the requirements of Sections 307.1, 307.2 and 500.14 of the B.C.Z.R. and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

- 2 -

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of February, 1995 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard in lieu of the required rear yard, with a front setback of 23 feet in lieu of the required average of 40

- 3 -

feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated February 25 (22), 1995, attached hereto and made a part hereof.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 24, 1995

Alfred L. Brennan, Jr., Esquire  
825 Eastern Boulevard  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Waldman Avenue, 600' W of the c/l of Ketchum Avenue  
(7322 Waldman Avenue)  
15th Election District - 7th Councilmanic District  
Trustees Under the Will of Anna E. Carter, et al - Petitioners  
Case No. 95-255-A

Dear Mr. Brennan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Messrs. Joseph J. Carter, Jr., Joseph J. Carter, III, and  
Wayne C. Cavanaugh, 7322 Waldman Avenue, Baltimore, Md. 21219

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 7322 Waldman Avenue which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 400.1 and 303.1 to permit a garage in the front yard in lieu of the rear and with a 23' front setback in lieu of the average 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
Name Address and phone number of representative to be contacted  
7322 Waldman Avenue 21219  
Baltimore, Maryland 21219  
Alfred L. Brennan, Jr.  
825 Eastern Blvd. Balto. MD 21221 687-3434

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 24<sup>th</sup> day of February, 1995, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: TMK DATE: 1/25/95  
ESTIMATED POSTING DATE: 2/5/95

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 258

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) declare(s) presently reside at  
Joseph J. Carter, Jr. 7322 Waldman Avenue  
Baltimore, Maryland 21219

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (state nature or practical difficulty)

Joseph J. Carter, Jr., beneficiary under the Will of Anna E. Carter, lives at 7322 Waldman Avenue. He desires to build a garage for his car. The property is located on Jones Creek and a gazebo and shed are located on creek side of the house. The garage will be built next to the road. All the houses face the water and the garage would be in the back yard of the house. There are numerous houses with garages and outbuildings on this street.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 19<sup>th</sup> day of January, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph J. Carter, Jr.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1-19-95



10843-286 #258  
Property I.D. #15-16750530  
95-255-A

THIS DEED, Made this 22nd day of December, in the year one thousand nine hundred and ninety-four by and between HELEN T. KAGLE, of Baltimore County, Maryland, of the first part, and JOSEPH J. CARTER, JR., JOSEPH J. CARTER, III and WAYNE C. CAVANAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER, of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Thirty Thousand (\$130,000.00) Dollars and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said HELEN T. KAGLE does grant and convey to the said JOSEPH J. CARTER, JR., JOSEPH J. CARTER, III and WAYNE C. CAVANAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER, their successors and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 38, on the Plat of Chesapeake Terraces, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folio 36. The improvements thereon being known as No. 7322 Waldman Avenue.

BEING the same lot of ground which by Deed dated September 30, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, JR. NO. 5485, folio 471, was granted and conveyed by Helen Kagle, formerly known as Helen Pruchniewski to William Kagle and Helen T. Kagle, his wife, for life with full powers. The said William Kagle departed this life on April 25, 1993 vesting absolute title in Helen T. Kagle. This Deed is made pursuant to the powers of sale contained in said Deed.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said JOSEPH J. CARTER, JR., JOSEPH J. CARTER, III and WAYNE C. CAVANAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER, their successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she requisite.



ZONING DESCRIPTION FOR 7322 WALDMAN AVENUE  
ELECTION DISTRICT 15  
COUNCILMANIC DISTRICT 7

95-255-A

BEING KNOWN AND DESIGNATED as Lot No. 38, on the Plat of Chesapeake Terraces, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folio 36.

(north side of Waldman Avenue at the distance of 600 feet to the centerline of Ketchum Avenue, containing .25 acres in the 15th Election District)

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

95-255-A

District: 15th  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: 7322 Waldman Ave., MD  
Location of Sign: [Signature]  
Remarks:  
Posted by: [Signature]  
Date of return: 2/4/95  
Number of Signs: 1

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 258  
Petitioner: Joseph J. Carter, Jr.  
Location: 7322 Waldman Ave.  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: [Signature]  
ADDRESS: 825 Eastern Rd.  
Baltimore, Md. 21221  
PHONE NUMBER: 497-3434

Al:ggg

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 2, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-255-A (Item 258)  
7322 Waldman Avenue  
N/2 Waldman Avenue, 600' W of S/1 Ketchum Avenue  
15th Election District - 7th Councilmanic  
Legal Owner(s): Joseph J. Carter, Jr., et al

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3393. This notice also serves as a referendum regarding the administrative process.

1) Your property will be posted on or before February 5, 1995. The closing date (February 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

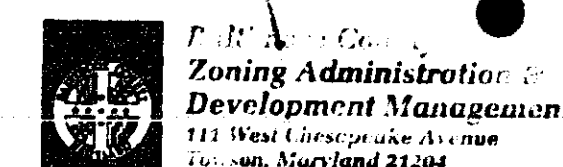
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]

Arnold Jablon  
Director

cc: Joseph J. Carter, Jr.  
Alfred L. Brennan, Jr.

Printed with Soybean Ink  
on Recycled Paper



Date: 1/25/95

Carter, Joseph J. - 7322 Waldman Ave

010 - Res. Variance - \$ 50.00

050 - 1 sign party - \$ 35.00

Totals - \$ 85.00

CRITICAL  
AREA

receipt  
95-255-A

Account: R01-6150

Number

Taken In By: [Signature]

Item: 258

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 13, 1995

Mr. Joseph J. Carter, Jr.  
Mr. Joseph J. Carter, III  
Mr. Wayne C. Cavanaugh  
7322 Waldman Avenue  
Baltimore, Maryland 21219

RE: Item No.: 258  
Case No.: 95-255-A  
Petitioner: Mr. J. Carter, et al

Gentlemen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties: i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
[Signature]

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 13, 1995  
Item No. 258

The Developers Engineering Section has reviewed the subject zoning item. Waldman Avenue is an existing road which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: February 2, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 245, 246, 256, 258, 259, and 260

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL:lw

ITEM245/PHONE/TEXTJNL



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 258 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



DATE: 02/07/95

ding

LOW

MS OF FEB. 6, 1995.

Zoning Agenda:

1. the referenced property has been surveyed  
ments below are applicable and required to  
into the final plans for the property.

has no comments at this time.  
AVING ITEM NUMBERS: 246, 252, 253, 254, 255,  
AND 263.

RECEIVED  
FEB 8 1995  
ZADM

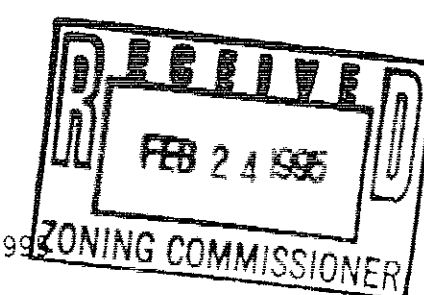
ERWALD  
ce, PHONE 687-4681, MS-1102F

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

February 25, 1995

SUBJECT: Zoning Item #258 - Carter  
7322 Waldman Avenue  
Zoning Advisory Committee Meeting of February 6, 1995



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property must comply with Chesapeake Bay Critical Area Regulations by meeting the following conditions:

1. All new downspouts from the proposed garage must discharge rooftop runoff across the lawn.

The following are general observations made at the time of the site visit:

1. The proposed garage will be built on existing macadam, thus not increasing the percentage of impervious surface on this property.
2. The proposed garage will be located out of the 100 foot buffer to Jones Creek.
3. Fifteen (15) percent forest cover is present and must be maintained.

JLP:KK:sp

c: Joseph J. Carter, Jr.

ORDER RECEIVED FOR FILING  
Date By

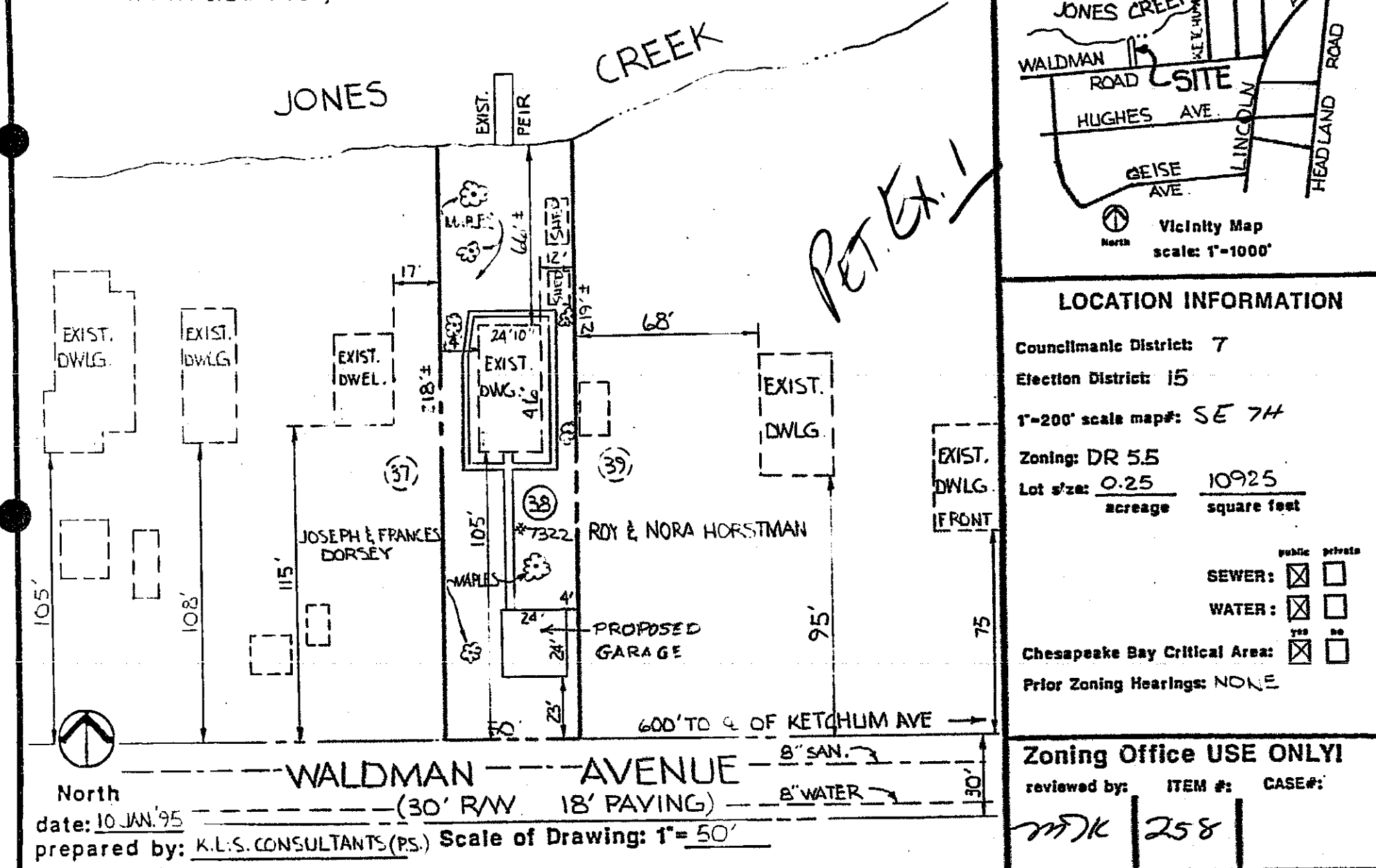


Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7322 WALDMAN AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESAPEAKE TERRACE  
plat book # 5, folio # 36, lot # 35, section # B 95-255-A

OWNER: JOSEPH J. CARTER, JR. JOSEPH J. CARTER, JR. &  
WAYNE C. CARNAUGH, TRUSTEES UNDER THE WILL OF ANNA E. CARTER.



LOCATION INFORMATION

Councilman's District: 7

Election District: 15

1"=200' scale map: SE 7H

Zoning: DR 5.5

Lot area: 0.25 acreage

10925 square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #1 CASE #:

777K 258



Easterly from 7322 Waldman Ave.



Rear of 7322 Waldman Ave.





11/11/11 - 11/11/11 - 11/11/11



11/11/11 - 11/11/11 - 11/11/11



11/11/11 - 11/11/11 - 11/11/11



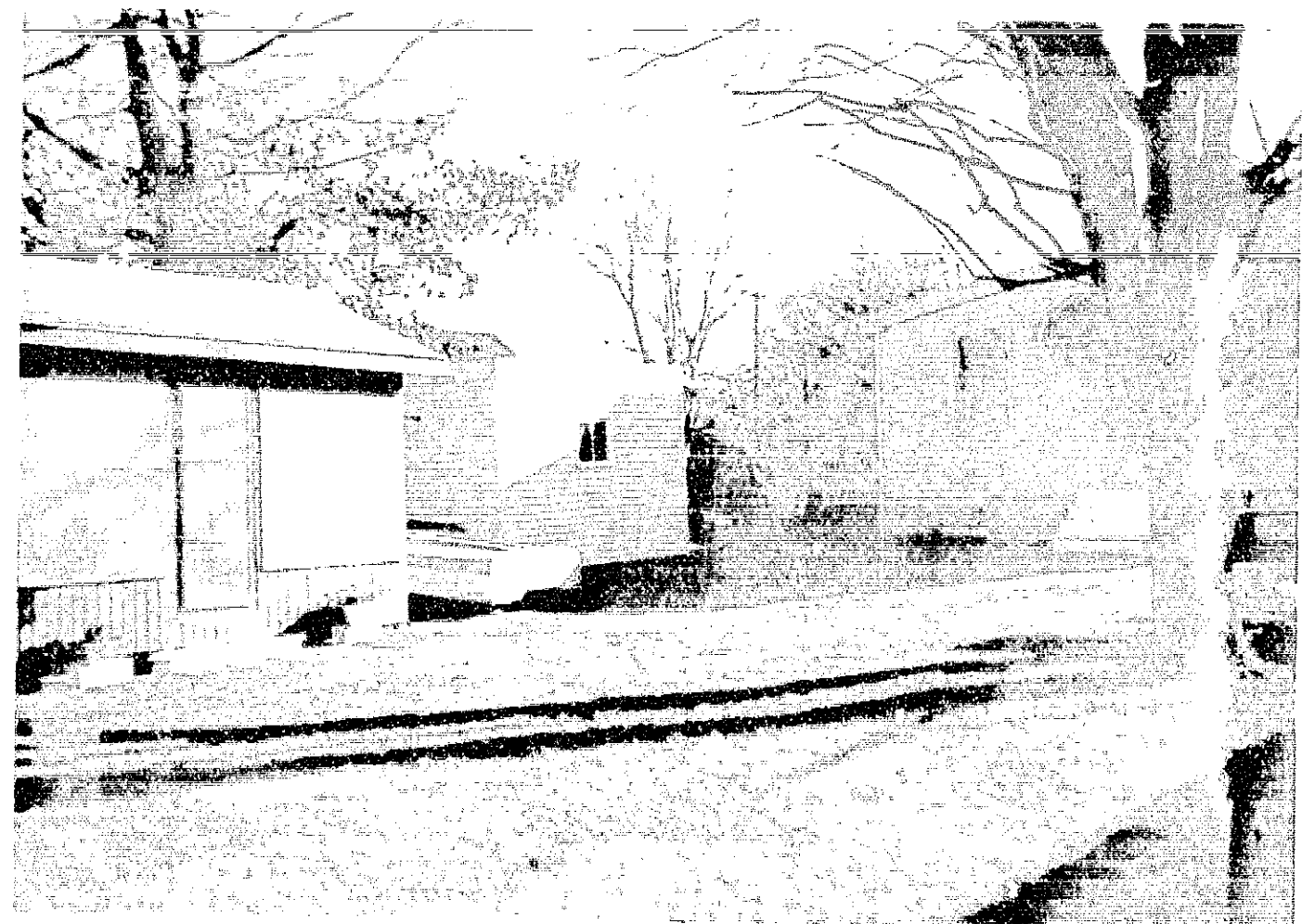
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